

049.0

0003

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

869,300 / 869,300

APPRAISED: 869,300 / 869,300

USE VALUE: 869,300 / 869,300

ASSESSED: 869,300 / 869,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68-70		MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WFPIGOTT REALTY 2010 LLC	
Owner 2:		
Owner 3:		

Street 1: 10 MAYFLOWER RD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: PIGOTT CHARLES A-ETAL -

Owner 2: CAHILL MARY ANN TRS -

Street 1: 70 MASS AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,752 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1850, having primarily Vinyl Exterior and 3150 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
105	Three Fam.		5752		Sq. Ft.	Site		0	70.	0.93	11			Med. Tr	-10					373,313							373,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
105							5752.000		490,900		5,100		373,300		869,300						
Total Card							0.132		490,900		5,100		373,300		869,300		Entered Lot Size				
Total Parcel							0.132		490,900		5,100		373,300		869,300		Total Land:				
Source: Market Adj Cost																	Land Unit Type:				

GIS Ref	34778
GIS Ref	
GIS Ref	
Insp Date	02/23/09
USER DEFINED	

Prior Id # 1:	34778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/18/2019
Prior Id # 2:	12/20/2017
Prior Id # 3:	1/3/2017
PRINT	
Date	Time
12/10/20	19:12:34
LAST REV	
Date	Time
03/02/19	13:02:49
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	490,900	5100	5,752.	373,300	869,300	869,300	Year End Roll	12/18/2019
2019	105	FV	396,800	5100	5,752.	373,300	775,200	775,200	Year End Roll	1/3/2019
2018	105	FV	396,800	5100	5,752.	250,700	652,600	652,600	Year End Roll	12/20/2017
2017	105	FV	372,500	5100	5,752.	240,000	617,600	617,600	Year End Roll	1/3/2017
2016	105	FV	372,500	5100	5,752.	218,700	596,300	596,300	Year End	1/4/2016
2015	105	FV	311,600	5100	5,752.	176,000	492,700	492,700	Year End Roll	12/11/2014
2014	105	FV	311,600	5100	5,752.	157,300	474,000	474,000	Year End Roll	12/16/2013
2013	105	FV	323,800	5100	5,752.	149,300	478,200	478,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT CHARLES	54227-208		1/29/2010	Intra-Corp		1	No	No	
	12652-376		6/21/1974				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2006	478	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/8/2000	Mailer Sent		
2/8/2000	Measured	197	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

